



**Zoning & Platting Commission  
January 3, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Sandra Baldrige – Parliamentarian  
Cynthia Banks – Assist. Secretary  
Gregory Bourgeois – Secretary

Jason Meeker  
Gabriel Rojas  
Patricia Seeger – Vice-Chair

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from December 20, 2011.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2011-0161 - 2205 Parmer Lane**  
Location: 2205 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: Cynthia D. Lindsay  
Request: NO to LR-MU  
Staff Rec.: **Recommendation of LR-MU-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 2. Rezoning:** **C14-2011-0162 - Frazer-Merle**  
Location: 4406 Merle Drive, Williamson Creek Watershed  
Owner/Applicant: Karen E. Frazer, D.D.S.  
Request: LO to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 3. Preliminary Plan:** **C8J-2011-0107 - Reserve at Lynnbrook Preliminary Plan (A Small Lot Subdivision)**  
Location: 2300 Lynnbrook Drive, Slaughter Creek Watershed  
Owner/Applicant: Boyce R. Brown  
Agent: Waterloo Development (C. Blackburn)  
Request: The request is for approval of the Reserve at Lynnbrook Preliminary Plan (A Small Lot Subdivision) composed of 35 lots on 11.563 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, [michael.hettenhausen@co.travis.tx.us](mailto:michael.hettenhausen@co.travis.tx.us);  
Travis County/City of Austin Single Office
- 4. Resubdivision:** **C8-2011-0091.0A - Resubdivision of Lot 2, Harris Ranch II, A Resubdivision of Lots 1-5, Harris Ranch**  
Location: 9201 Brodie Lane, Slaughter, South Boggy & Williamson Creeks Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Hanrahan-Pritchard Engineering (Steve Jamison)  
Request: Approval of the resubdivision of one lot into 3 single family lots on 20.90 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department

- 5. Preliminary Plan: C8-2011-0106 - Stirling Bridge Preliminary Plan**  
 Location: Harris Branch Parkway, Harris Branch/Decker Creek Watershed  
 Owner/Applicant: Centex Homes (Steve Ashlock)  
 Agent: CSF Civil Group. LLC (Randy Nixon)  
 Request: Approval of the Stirling Bridge Preliminary Plan consisting of 158 lots (155 single-family) on 40.36 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department
- 6. Final Plat: C8-2011-0164.0A - 11200 Manchaca Road**  
 Location: 11200 Manchaca Road, Slaughter Creek Watershed  
 Owner/Applicant: Sean Cummings  
 Agent: Prossner and Associates (Hector Avila)  
 Request: Approval of the 11200 Manchaca Road subdivision, composed of 3 lots on 4.06 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 7. Final Plat: C8-2011-0168.0A - East Braker Lane Commercial Subdivision**  
 Location: East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Pioneer Austin Development Ltd. (Ralph Reed)  
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the East Braker Lane Commercial Subdivision, composed of 1 lot on 1.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

## D. NEW BUSINESS

## E. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Shandrian Jarvis, 974-2628  
 City Attorney: Sabine Romero, 974-2518